

PASS BILL H.2420: ADAPTABLE HOUSING MA

**Sponsors: Reps. Michael J.
Moran and Christine P. Barber**

**AN ACT RELATIVE TO EXPANDING THE AVAILABILITY
OF ADAPTABLE HOUSING FOR CONSUMERS WITH
DISABILITIES, MOBILITY IMPAIRMENTS, AND SENIORS**

NOBODY SHOULD HAVE TO CHOOSE BETWEEN AN UNSAFE RESIDENCE AND A NURSING HOME

- Living in nursing homes already puts people at greater risk for disease than those who live independently.
- The COVID-19 pandemic has put a spotlight on this issue. Over 60% of people who have died from the virus lived in nursing homes.
- According to the CDC, in-home falls from lack of accessibility features like grab bars cost Massachusetts \$972 million per year.

EVERYONE DESERVES TO LIVE, WORK, AND PARTICIPATE IN THEIR COMMUNITIES

- 87% of our rapidly growing aging population wants to stay in their own communities, rather than in nursing homes.
- Of the 50,000 people living in nursing homes in our state, an estimated 20%-40% could live independently if we had enough accessible housing.
- The best way for older adults and people with disabilities to live full and safe lives is to build housing that can be adapted to meet their changing needs.

MAKE MASSACHUSETTS A LEADER IN ACCESSIBLE HOUSING AGAIN

- In 1968, Massachusetts led the nation's efforts to make communities accessible for all by creating the Massachusetts Architectural Access Board (MAAB) which establishes and enforces building codes that balance the interests of property owners and the need for accessibility.
- The MAAB does not have jurisdiction over renovations of buildings constructed before 1991. H.2420: ADAPTABLE HOUSING MA will close this loophole.
- This bill will require that adaptability features be added, when reasonable, to any building being gut-rehabilitated into multi-unit housing. Adaptability features are inexpensive and easy to install during construction or reconstruction, but almost impossible to add later.

For more about H.2420, email
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